

Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-0662CA; 153 Locust Terrace
Date: February 23, 2021

File: ZP21-0662CA

Location: 153 Locust Terrace

Zone: RL **Ward:** 5S

Parking District: Neighborhood

Date application accepted: February 3, 2021

Applicant/ Owner: Erik Heikel, Windows and Doors by Brownell / William Clark & Katherin Zephir

Request: Replace 2 windows.

Background:

- **Zoning Permit 18-0678CA;** replace front door. February 2018.

Overview: 153 Locust Terrace was constructed in 1949 on lot #10 of the J. R. Thibault plan. Before adoption of the Comprehensive Development Ordinance in 2007, this neighborhood was Non-Design Control.

153 Locust Terrace is included within the 2007 Historic Sites and Structures Survey of the Five Sisters Neighborhood ("New Harlem"), so therefore is eligible for historic designation within that context.



The accompanying narrative indicates it is a good example of a post-war, minimal traditional house.

The application proposes replacement of windows on the primary façade in a different style than existing; changing paired double hung sash for a single light picture window.

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no important natural features that might be disrupted with replacement windows.

(b) Topographical Alterations:

Not applicable.

(c) Protection of Important Public Views:

There are no identified important public views.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, solar, water, geothermal, or other renewable energy resource.

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Not applicable for this application.

(h) Building Location and Orientation:

Not applicable for this application.

(i) Vehicular Access:

Not applicable for this application.

(j) Pedestrian Access:

Not applicable for this application.

(k) Accessibility for the Handicapped:

Not applicable for this application.

(l) Parking and Circulation:

Not applicable for this application.

(m) Landscaping and Fences:

Not applicable for this application.

(n) Public Plazas and Open Space:

Not applicable for this application.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Not applicable for this application.

(p) Integrate infrastructure into the design:

Not applicable for this application.

Part 3: Architectural Design Standards

Section 6.3.2 Review Standards

(a) Relate development to its environment:

1. *Massing, Height and Scale:*

Not applicable for this application.

2. *Roofs and Rooflines.*


Not applicable for this application.

3. *Building Openings*

The application proposes the replacement of paired double hung windows with a single light picture window, and the replacement of an existing double hung window with the same.

Innovations in manufacture coupled with architectural movements allowed for “window walls” found first in Europe in the 1930s, soon followed by George Fred Keck’s *House of Tomorrow* in 1933, featuring the use of glass throughout the home. Walter Gropius installed large windows at his home in Dessau in 1925 and

Building permit issued to J.R. Thibault
1 Family Home, Lot 10 (**153** Locust Terrace)
April 30, 1949

 CITY OF BURLINGTON, VERMONT
BUILDING PERMIT

No. 48-152 4/30 1949

Permitted in hereby granted J. R. Chabaut
To construct 1156 Rte 10 South St
in accordance with the zoning, Building Laws of the State of Vermont and the City of
Burlington and information contained in application dated 3/30-49
No. 48-152 Zone I

Remarks:

Notice:—As soon as work covered by this permit is completed return this permit to Building
Inspector, so certificate of occupancy may be issued.

Date Finished _____ Cost _____

Fee 16.50 _____ J. R. Chabaut Owner.
Paid 5-10-49 _____ Building Inspector.

TREASURER'S STUB

16.50 Date 4/30 1949

Fee Building Permit, No. 48-152 issued to J. R. Chabaut

again in Lincoln Massachusetts in 1937. Keck, a solar designer, introduced thermal pane windows in 1937, but they are not commonly found in residential settings until the 1960s. *Scenic* windows as part of residential construction came into style with the advent of suburban development, ranch houses, television, drive-in movies, and the space age. This prominent front window was a major feature on the vast majority of new residential construction in the 1960s and 1970s.

The context of the Five Sisters is the evolution of domestic architecture from 1890 to post World War II; the timeline from north progressing south. The south end (Locust Terrace) was the last to be developed, and epitomizes home construction post war with houses stylistically that period. 153 Locust Terrace falls just short of the 1950s and its beginning love affair with the picture window.

The window example the applicants wish to duplicate is across the street, at **154 Locust Terrace** (lot 23, Thibault plan; built by Leo Ringuette) the building permit issued in June 1952. (A permit for a breezeway and garage for 153 Locust was issued in July 1952.) Stylistically, they are different building patterns, but both identified as Minimal Traditional. This may be the tipping point for change, with the adoption of a picture window at 154. Ideally suited for the narrow lot, 154 reflects back to traditional building typology (prominent gable, steeply pitched roof) yet bridges the divide between the colonial inspired domestic architecture of the early 20th century and the ranch style homes and picture windows to come.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.



154 Locust Terrace (lot 23)
Building permit issued June 30, 1952

(c) Protection of Important Public Views:

Not applicable for this application.

(d) Provide an active and inviting street edge:

As “eyes of the home”, windows perform an important function in creating an inviting and welcoming presence to the street. All building openings contribute to the attractiveness of the street edge.

An advertisement for the “Mt. Vernon”, showing the steeply pitched roof and Colonial inspired style of early Minimal Traditional house plans.



(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

There is no evidence that an architectural historian has been consulted for this application. The replacement is a matter of preference of the owner.

(f) Reduce energy utilization:

Windows are typically replaced as part of an effort to improve energy efficiency, make the structure more comfortable and decrease heating costs.

(g) Make advertising features complementary to the site:

Not applicable for this application.

(h) Integrate infrastructure into the building design:

Not applicable for this application.

(i) Make spaces secure and safe:

Not applicable for this application.

Section 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review

in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The home was constructed in 1949 and first occupied by Carl and Mary Lacillade. Its use will remain residential.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The application proposes a change in fenestration for the primary façade that changes the building's features.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The applicants wish to replicate a window pattern of a neighboring house that was constructed a few years after this home. In that manner, the replacement picture window is conjectural.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The paired double hung windows appear to be original to the home, and therefore characterize the 1949 home. A change to the window pattern introduces a conjectural feature uncommon to the 1940s, and contrary to this standard.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

It is not suggested in the application that the change to the paired double hung units is proposed due to deterioration, but a desire for a different window.

The specification sheet for the single double hung, as wood, is acceptable.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

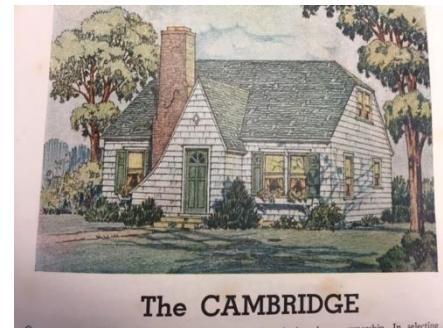
Not applicable for this application.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Not applicable for this application.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.* While not a new addition, the proposed replacement window will alter historic features of the property. Its close construction date to other properties will blur the advent of large window walls and will likely be interpreted as an original feature.

The Five Sisters neighborhood is a jewelry box of kit house forms, clearly identifiable as taken from Aladdin, Sears, Gordon Van Tine, Liberty Homes and other large distributors of catalog house kits. House plans were also broadly advertised and available to local builders. 153 Locust Terrace is similar to the *Cambridge* home advertised by Liberty Homes (even matching its building footprint), *The Maplewood* or the *Riverside* home plans by Sears. Even with optional features like jerkinhead roofs, chimneys, or selection of front door, the inspiration is clear.



10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Using application photos for guidance, it will be possible to replace these replacement windows as originally designed at a future date.

